



Planning and Development Department
Development Newsletter
November 2016

Sheboygan Paper Box

The City Plan Commission approved a conditional use permit for Sheboygan Paper Box to construct a new 30,000 square foot building addition to the north side of their plant located at 716 Clara Avenue. Sheboygan Paper Box is an independent manufacturer of value-added folding cartons primarily for food and paper product industries located throughout the Midwest. The estimated project cost is \$8,300,000 and will be used for warehousing, light manufacturing and enlarged receiving area. Sheboygan Paper Box currently employs 93 full-time employees, both blue and white collar with a mix of entry level, semi-skilled, and highly skilled positions. Sheboygan Paper Box expects to add 30 FTE's by 2019.

Sheboygan Retail, LLC

The City Plan Commission approved a conditional use permit from Sheboygan Retail, LLC to operate a multi-tenant commercial facility from 501 N. 8th Street/728 Pennsylvania Avenue (former Dierkes Building). The facility will be used by multiple office and retail tenants. The owner of the property is also working with an international manufacturing firm who wishes to come into the entire building, making a retail showroom and office complex for their products. There is also an artist interested in making jewelry and custom crafted stones, whereby, he would be using one of the front North 8th Street windows as his display showcase.

South Pier Ice Cream Parlor

The City Plan Commission approved a conditional use permit with South Pier Ice Cream Parlor to construct a new addition to their building located at 434 South Pier Drive. The project involves a 300 square feet addition to their current 2,000 square foot ice cream parlor. The addition will provide expanded kitchen and freezer space. South Pier Ice Parlor has 20 employees and is open from April to October.

Nemak, Inc.

The City Plan Commission approved a conditional use permit to construct a new parking lot addition for their facility located at 4243 Gateway Drive. The proposed project will expand its current parking lot at its Gateway facility in Sheboygan. The existing off-site employee parking lot is located on the west side of Gateway Drive, across from the main plant building. The proposed parking lot expansion is planned to extend to the west of the existing lot. The parking lot expansion is required due to the hiring of additional employees and overlap during shift changes. Work is expected to begin in December 2017.

Hygienic Fabrics and Filters

The City Plan Commission approved a conditional use permit for Hygienic Fabrics and Filters to construct a 7,400 square foot addition to their existing facility located at 527 N. 13th Street making the total building square footage at 15,400. Hygienic Fabrics and Filters manufacture products for the food, dairy and pharmaceutical industries. All of their commercial products are based on filtration. There is a secondary line which they sew aprons and other products for cheese plants such as the Kraft Corporation. Hygienic Fabrics and Filters currently employs 17 employees and plans to add two additional employees as result of the expansion.

Arts and Culture Plaza

The Common Council awarded a bid to Vinton Construction for \$683,292 for the construction of the Arts/Culture Plaza on the city-owned property south of the Encore Apartments (former Boston Store site). Construction will commence on this project in Spring 2017 and will consist of a walkways to connect the downtown and the John Michael Kohler Arts Center, an entertainment stage, lighting, electrical and signage to all the space to become the hub for outdoor arts entertainment. Venues such as the Levitt AMP Sheboygan Concert Series will be held at this space. The space will be available for other events and performances as well.



Artist rendering of the proposed Arts/Culture Plaza

The following businesses obtained occupancy permits during the month of November:

- Big Jay's Smoke Shop and Glass Art Gallery, 931 N. 8th Street
- North Coast Collective, 512 N. 8th Street

Updates on In-Progress Developments



**Portscape Apartments in the South Pier District
Occupancy expected in April 2017**



Parker Johns in the Riverfront District - Opening in February 2017



Encore Apartments at the Former Boston Store property